

## MINUTES

### CAMILLE GARDENS NO 3, INC.

Meeting of the Board of Directors  
November 6, 2024  
530 Construction Lane  
Lehigh Acres, FL

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**DETERMINATION OF QUORUM.** Board members present were Bill Buyak and Marsha Lepola. Dan Katz was absent. Allison Cefalu, CAM, was in attendance for Management Professionals, Inc.

**CALL TO ORDER.** Bill Buyak called the meeting to order at 10:04 a.m. at the offices of Management Professionals, Inc., 530 Construction Lane, Lehigh Acres, FL 33936 as stated in the notice.

**WELCOME GUESTS.** No guests.

**PROOF OF NOTICE OF MEETING.** In accordance with bylaw and statutory requirements, the notice for this meeting was posted at the designated area on November 1, 2024.

**READING AND DISPOSAL OF MINUTES.** Bill Buyak made a motion to accept the January 22, 2024 Board of Directors meeting minutes. Marsha Lepola seconded the motion. Motion passed unanimously.

**TREASURER'S REPORT.** None at this time.

**UNFINISHED BUSINESS.** None at this time

**NEW BUSINESS.** *Painting.* Bill Buyak reported the following:

I would like to start out by thanking Allison for all her work obtaining these painting proposals. I especially appreciate her work because I used to get quotes for electronic components, it is a challenging job. When it involves quotes and vendors I am a stickler regarding specifications. The specification shall define the scope of work for the vendors. Good specifications eliminate disagreements and additional charging. Bill Buyak reviewed the proposals and submitted and the following to report.

1. Fresh Coat, Rejected on the basis of affordability. \$63,558.41
2. VriciExpress LLC, proposal lacked detailed scope of work (specifications) \$36,400.00
3. Next Level Painting, provided a well-documented proposal identifying the scope of work. They were onsite to do a walk-thru to clarify their proposal meets the associations needs. \$28,500

After reviewing the above proposals, Bill Buyak made a motion to accept the painting proposal submitted by Next Level Painting. Marsha Lepola seconded the motion. Motion passed unanimously. Once the vendor has a schedule date, we will mail out notice to all owners so they can prepare their units for the painters to gain access.

2025 Budget Workshop. After review of the 2024 current expenses and increase in cost of living the Association created the 2025 proposed budget. The 2025 proposed budget amount has increased to \$242 per unit per month. This is an increase of \$5 per unit per month for a total of \$60 per unit per year increase.

Any new business which may properly come before the Board. None.

**DETERMINATION OF NEXT MEETING.** The next Board of Directors meeting will be the 2025 Budget Adoption meeting held December 4, 2024, at the office of Management Professionals, Inc., located at 530 Construction Lane, Lehigh Acres, FL 33936 at 10:00 a.m.

**ADJOURNMENT.** There being no further business the meeting was adjourned at 10:33 a.m.

*Minutes typed by Management Professionals, Inc. and have not yet been approved by the Board of Directors.*